



## Edmonton Alberta

\$478,888

Modern infill living awaits just minutes from downtown! This beautifully designed 2storey in the heart of McCauley offers over 1835 sqft of stylish living space with 9' ceilings on the main floor, engineered hardwood floors, quartz countertops, a large island with eating bar, walk-in pantry, and a stunning stone-faced gas fireplace. Upstairs features 3 spacious bedrooms, convenient second-floor laundry, and a primary suite with a walk-in closet and private ensuite. The partially finished basement includes rough-ins for a future kitchen/wet bar and bathroom, offering endless possibilities to customize the space. Outside you'll find a fully fenced and landscaped yard, an oversized detached double garage with rear lane access, and a fantastic location close to downtown, the Ice District, LRT, schools, parks, shopping, and transit. Freshly painted, professionally cleaned, and ready for immediate possession! (id:6769)

Living room 4.73 m X 3.94 m

Dining room 3.98 m X 2.76 m

Kitchen 4.53 m X 4.26 m

Primary Bedroom 4.57 m X 3.96 m

Bedroom 2 3.71 m X 3.76 m

Bedroom 3 3.13 m X 4.19 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://www.victoriarempel.ca/>



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